



Church Path
Deal, CT14 9UE
£399,950

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Church Path

Deal

A well maintained, modern detached bungalow enjoying a secluded position, versatile accommodation and energy efficient credentials. No Chain.

Situation

Deal is a bustling coastal town offering all the amenities you might need within close proximity. Church Path with its unique mix of residential properties, designated pedestrian paths and vehicular slip roads runs parallel with the length of Middle Deal Road. The property is located at the top end of Church Path accessed via a walkway from both Milestone Road and London Road, located within walking distance of the town centre, train station and seafont with its two mile pebble shoreline, popular promenade and cycle path with both Walmer and Deal castles en-route. Deal town centre has several restaurants, cafes, a selection of appealing independent and vintage shops, a weekly market, post office and supermarket. For cultural lovers, the thriving community theatre provides an eclectic mix of entertainment. Local sporting and leisure facilities are excellent. The mainline railway station offers a frequent service connecting to Dover and the Javelin high speed link to London St Pancras.

The Property

Having been modernised and enhanced by the current owner this modern detached bungalow offers both spacious, versatile accommodation and noteworthy eco credentials, with the installation of solar panels (+ x2 battery storage) and an air source heat pump. The property occupies a secluded yet convenient position within Church Path boasting vehicular access to the rear together with parking and a single garage. Internally the front entrance hallway is flanked by two double bedrooms, the principal of which features an ensuite shower room. From the inner hall is a separate bathroom fitted with a three piece matching suite including a jacuzzi bath and power shower. Enjoying garden views and direct access to the rear is the spacious sitting/dining room, with a useful study/third bedroom beyond, whilst the kitchen is fitted with a range of matching units, breakfast bar and integrated fridge/freezer, dishwasher and cooking appliances. This much loved home is double glazed, centrally heated and being sold with no onward chain.

Outside

Nestled along Church Path, this much loved home enjoys beautifully enclosed private gardens to both the front and rear. Well maintained and thoughtfully landscaped, the gardens combine paved, pebble and lawned areas, complemented by lovingly stocked flower borders with a variety of established planting. This creates a wonderful sense of structure, colour and year-round interest.

A secure side gate provides convenient access between the front and rear gardens, while double wooden gates to the rear open onto the off-road parking space and single garage, with vehicular access from Middle Deal Road. The garden is further enhanced by a timber summerhouse, with power and lighting connected both here and within the garage.

Services

All mains services are understood to be connected to the property inclusive of solar panels with battery storage, and air source heat pump for heating and hot water.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: D

EPC Rating: B

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 381155**



Sitting/Dining Room

L-shaped 16' 3" x 15' 3" (4.95m x 4.64m)

Kitchen

12' 9" x 8' 0" (3.88m x 2.44m)

Study/Bedroom Three

14' 4" x 5' 3" (4.37m x 1.60m) reducing to 4' 5" (1.35m)

Bathroom

8' 10" x 6' 0" (2.69m x 1.83m)

Bedroom Two

12' 0" x 9' 3" (3.65m x 2.82m)

Bedroom One

L-shaped 14' 9" x 11' 8" (4.49m x 3.55m)

Ensuite

5' 10" x 4' 10" (1.78m x 1.47m)

Outside

Garage

8' 11" x 9' 5" (2.72m x 2.87m)

Summer House

9' 7" x 7' 7" (2.92m x 2.31m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	89 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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